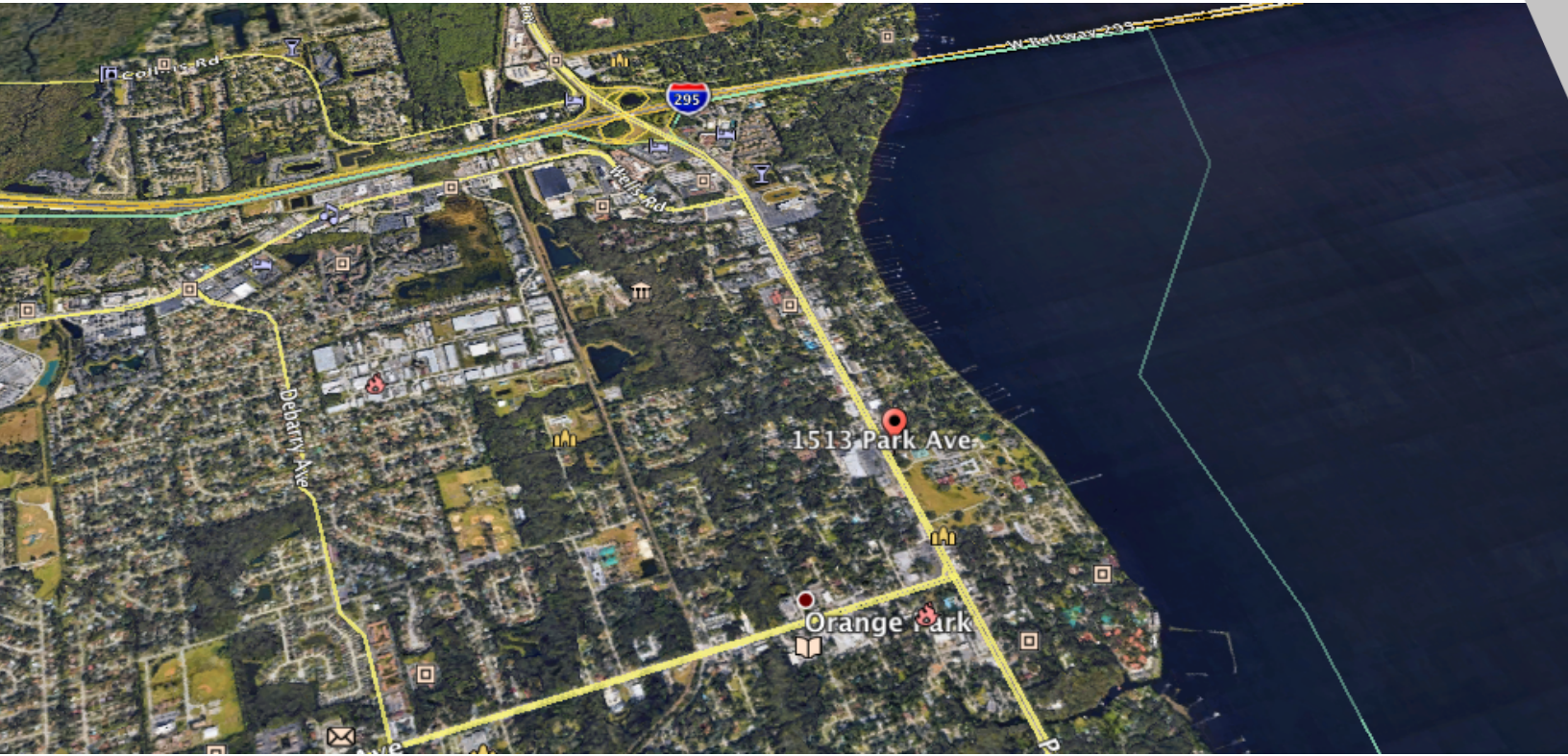


RETAIL FOR SALE

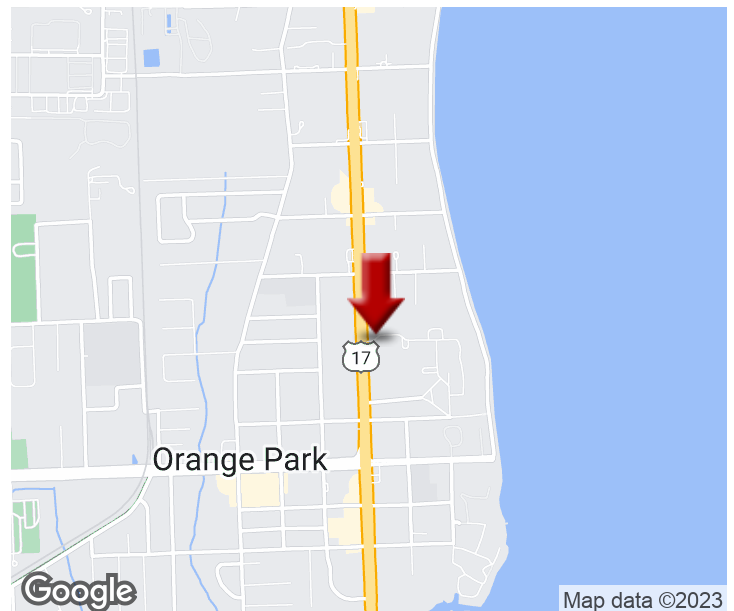
1513 PARK AVENUE

1513 Park Avenue, Orange Park, FL 32073



PROPERTY FEATURES

- Convenient to I-295, NAS & Fleming Island
- Property Adjacent to Moose Haven
- 3 Phase Power - Open Interior - Ample Parking
- Water, Sewer & Natural Gas to Building
- 1932 SF - 0.78 Acres - Zoned CG
- \$550,000



KELLER WILLIAMS FIRST COAST REALTY
151 College Dr,
#14
Orange Park, FL 32065

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Managing Director
O: 904.541.0700
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CYNTHIA MCLAIN, CCIM
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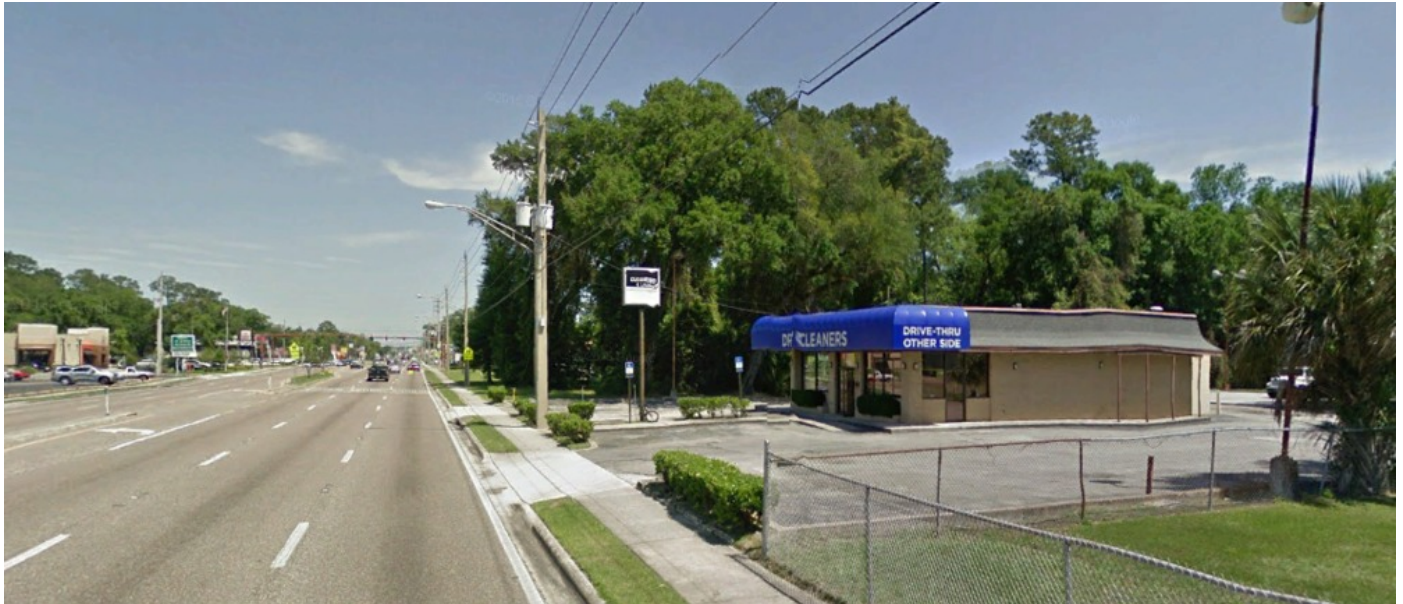
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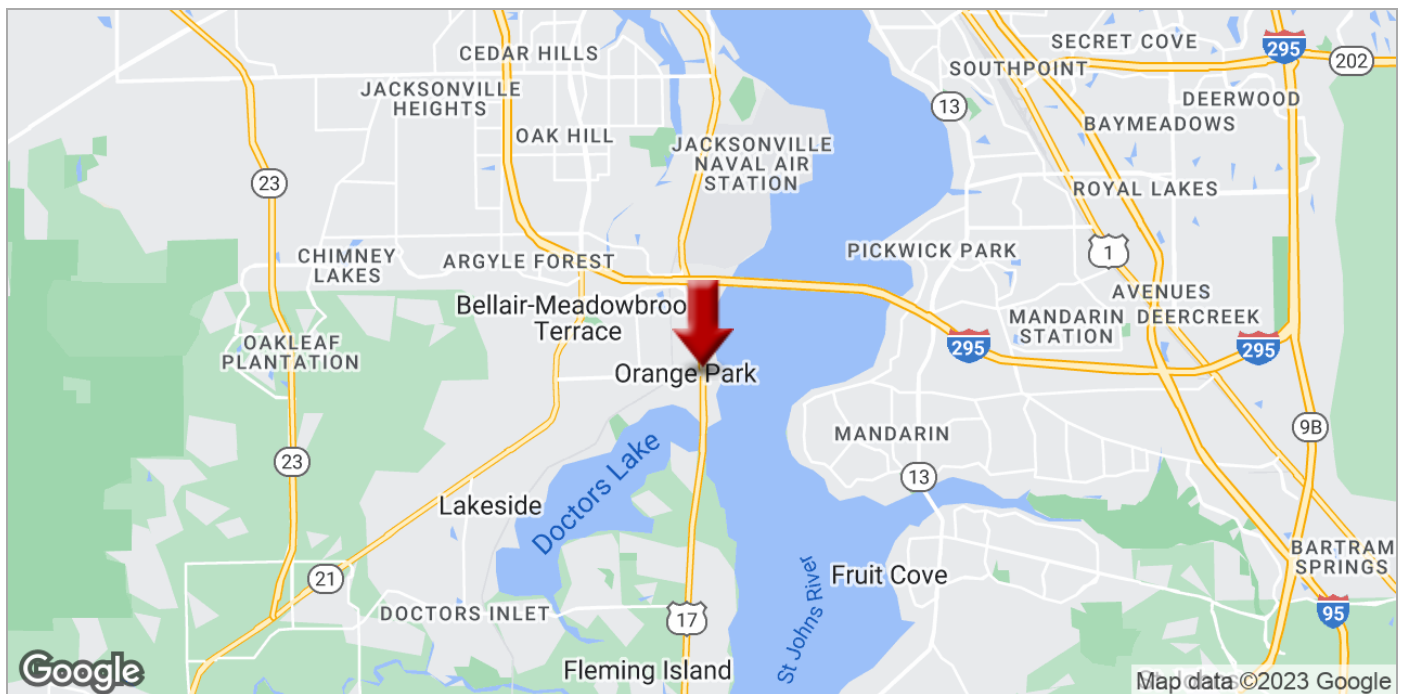
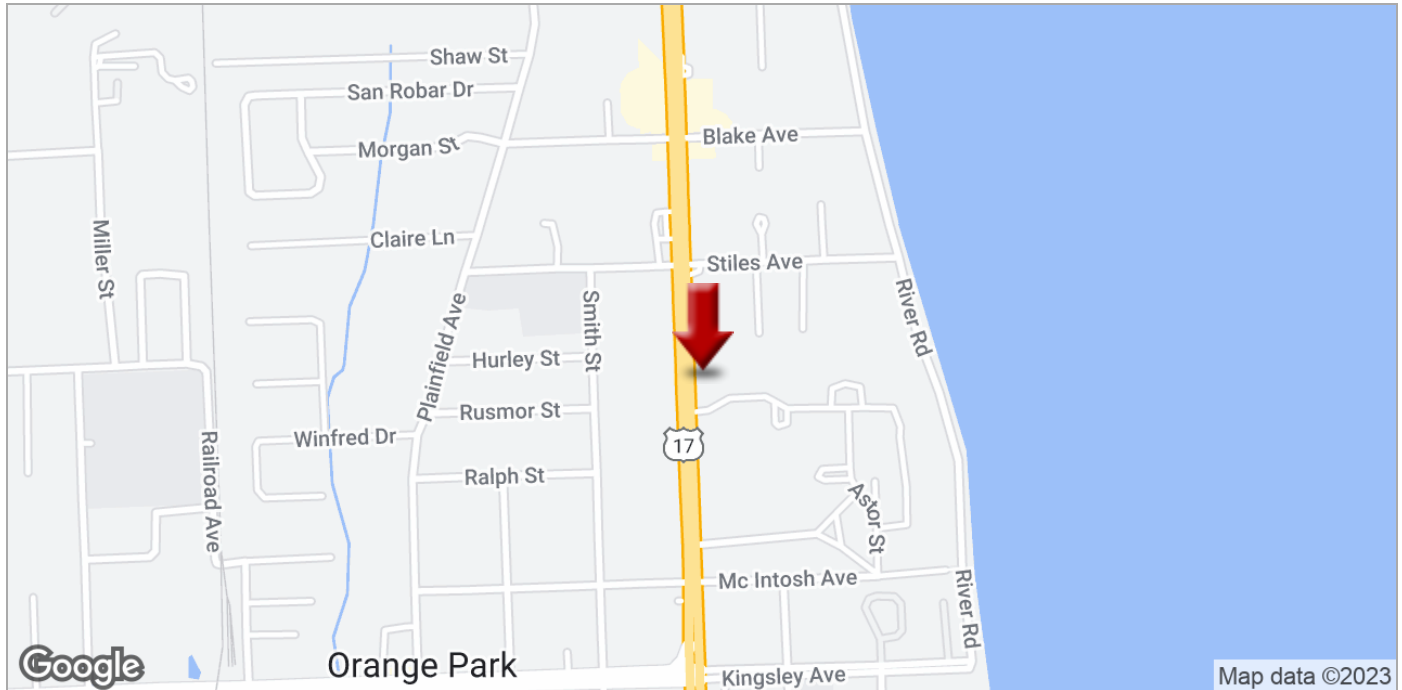
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This parcel is zoned Commercial General (CG). CG allows for general retail and other types of commercial uses. Below is the description.

2.04.07 Commercial, General (CG)

Intent. This district is intended to provide the retail sales and services for the community as a whole. The types of uses in this district are of medium intensity and are dependent upon automotive availability. New districts should be adequately separated from existing or projected RS districts by adequate depth of lower intensity zoning.

2.04.07.01 Permitted Uses and Structures

- a) See section 2.04.00.00

All of the permitted uses in the CG district are subject to the following limitations:

- 1) Outside display resulting in no reduction of parking is acceptable, but in no case shall outside displays be allowed overnight.
- 2) Outside storage must not be visible from adjoining properties or Town rights-of-ways.
- 3) Medical marijuana dispensaries and sales are prohibited.

2.04.07.02 Permitted Accessory Uses and Structures

- a) See section 2.05.21.00
- b) Parking lots complying with 2.06.03.00
- c) On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof

2.04.07.03 Maximum Building Length

- a) The maximum length of the side of a building parallel, or within forty five (45) degrees of parallel, to Park Avenue and/or Kingsley Avenue shall be one hundred twenty (120) feet.

2.04.07.04 Minimum Lot Requirements (Width and Area)

Fifty (50) feet of accepted Town of Orange Park street or Town of Orange Park accepted roadway frontage and minimum 10,000 square feet of lot area.

2.04.07.05 Maximum Lot Coverage by All Buildings

None, except as needed to meet other requirements specified herein.

2.04.07.06 Minimum Yard Requirements

- a) Front: 20 feet except where lot width is less than 100 feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots, or where lot is adjacent to residentially zoned property, front yard shall meet requirements for such adjacent property.
- b) Side: 10 feet
- c) Rear: 10 feet

See section 2.05.10.00

2.04.07.07 Maximum Height of Structures

- a) All uses: 40 feet

Intent. This district is intended to provide the retail sales and services for the community as a whole. The types of uses in this district are of medium intensity and are dependent upon automotive availability. New districts should be adequately separated from existing or

projected RS districts by adequate depth of lower intensity zoning.

2.04.07.01 Permitted Uses and Structures

- b) See section 2.04.00.00

All of the permitted uses in the CG district are subject to the following limitations:

- 4) Outside display resulting in no reduction of parking is acceptable, but in no case shall outside displays be allowed overnight.
- 5) Outside storage must not be visible from adjoining properties or Town rights-of-ways.
- 6) Medical marijuana dispensaries and sales are prohibited.

2.04.07.02 Permitted Accessory Uses and Structures

- d) See section 2.05.21.00
- e) Parking lots complying with 2.06.03.00
- f) On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof

2.04.07.03 Maximum Building Length

- b) The maximum length of the side of a building parallel, or within forty five (45) degrees of parallel, to Park Avenue and/or Kingsley Avenue shall be one hundred twenty (120) feet.

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e) Side: 10 feet

f) Rear: 10 feet

See section 2.05.10.00

2.04.07.07 Maximum Height of Structures

b) All uses: 40 feet

Stephen Smith, AICP
Economic & Community Development Director
Town of Orange Park
(904) 264-2635